

Publication: EG – Crossways Business Park

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DEALS

The transactions listed below are highlights of the most recently added deals from EGI's Deals service. EGI provides the market's leading comparables database, fully researched and updated with more than 600 new results each week.
All deals are guaranteed

The following are the EGI/EG Focus feature deals for Kent and Surrey

Office

Bromley 5th, 6th, 7th and 9th Floors, Bank of America House, 26 Elmfield Road BR1 1WA

Rental £303,475.49 pa
Rent £154.79 per m² (£14.38 per sq ft)
Total floor space 1,961m² (21,104 sq ft)
Lease terms Ten-year lease
Lessor Bank of America
Lessor's agent Jones Lang LaSalle (020 7499 4500)
Lessee Serviced Office Group.

Chatham Pembroke Court, Ground Floor, High Street ME4 4PG

Rental £308,898 pa
Rent £193.75 per m² (£18 per sq ft)
Total floor space 1,594m² (17,161 sq ft)
Lease terms Ten-year lease
Lessor Northridge Capital
Lessor's agent Knight Frank (01892 515035)
Lessee NHS Primary Care Trust
Lessee's agent Savills (01732 789700).

Croydon Impact House, Ground Floor, 2 Eldridge Road CR9 1PJ

Rental £202,400 pa
Rent £247.57 per m² (£23 per sq ft)
Total floor space 818m² (8,800 sq ft)
Lease terms 16-year lease, 24 months rent free
Lessor Tricos Property Management
Lessor's agent Stiles Harold Williams (020 8662 2700)

Lessor's agent Jones Lang LaSalle (020 3147 5040)

Lessee Primary Care Trust

Dartford Crossways Business Park, The Management Centre, Lakeview East, Crossways Boulevard DA2 6QE

Rental £341,700 pa
Rent £215.28 per m² (£20 per sq ft)
Total floor space 1,587m² (17,085 sq ft)
Lease terms FRI-year lease
Lessor Frogmore Real Estate Partners Investment Managers
Lessor's agent CB Richard Ellis (020 7182 2000)

Lessor's agent Knight Frank (020 7629 8171)

Lessee Kuehne & Nagel

Lessee's agent Clews & Co (01295 760035)

Guildford 4 Jenner Road GU1 3PL

Sale price £675,000
Total floor space 255m² (2,750 sq ft)
Vendor CRB Properties & Investments
Vendor's agent Wadham and Isherwood (01483 300176)

Purchaser Capital City Asset Management

Woking 15-19 Church Street West GU21 6DJ

inclusion in the database.

Please provide the following information, where available:

- full address of property including post code
- property type
- size
- price and yield, and/or rental
- length and terms of lease

Rental £150,000 pa
Rent £50.46 per m² (£4.69 per sq ft)
Total floor space 2,973m² (32,000 sq ft)
Lease terms Six-year lease
Lessor FAT Pensions
Lessor's agent NB Real Estate (020 7544 2000)

Lessee Wynnwith Engineering Co.

Woking Lynton House, Station Approach GU22 7PY

Rental £60,000 pa
Rent £161.73 per m² (£15.02 per sq ft)
Total floor space 371m² (3,993 sq ft)
Lease terms Five-year lease
Lessor Southern Star Property Investments
Lessor's agent Wadham & Isherwood (01483 757543)

Lessee Lab Lateral.

Investment

Bexleyheath Broadway Shopping Centre, Broadway DA6 7JN

Property type Retail
Sale price £979m
Yield 7.5%
Total floor space 60,385m² (649,978 sq ft)
Vendor The Mall Corporation
Vendor's agent CB Richard Ellis (020 7663 5555)
Purchaser LaSalle Investment Management
Purchaser's agent Jackson Criss (020 7637 7100)

Purchaser's agent Jones Lang LaSalle (020 3147 6040)

Dartford Optima Park, Unit 24, Thames Road, Crayford DA1 4LY

Property type Industrial/distribution
Sale price £3.8m
Yield 7.79%
Rent £257,400 pa
Rent £83.96 per m² (£7.80 per sq ft)
Total floor space 3,066m² (33,000 sq ft)

Purchaser's agent Jones Lang LaSalle (020 3147 6040)

Lessee Primary Care Trust

Lessee's agent Knight Frank (020 7629 8171)

Lessee Kuehne & Nagel

Lessee's agent Clews & Co (01295 760035)

Guildford 4 Jenner Road GU1 3PL

Sale price £675,000
Total floor space 255m² (2,750 sq ft)
Vendor CRB Properties & Investments
Vendor's agent Wadham and Isherwood (01483 300176)

Purchaser Capital City Asset Management

Woking 15-19 Church Street West GU21 6DJ

- name of agent(s) including local phone number
- landlord/vendor
- tenant/purchaser

Send your deals information to:
Anna Reed at EGI

E-mail: deals@egi.co.uk

Tel: 020 7911 1872

Fax: 020 7911 1798

Post: Procter House, 1 Procter Street, London WC1V 6EU

EG egi.co.uk/
submitdeal.htm

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Vendor Aviva Investors
Vendor Ashtenne Industrial Fund Ltd
Vendor's agent Clay Street Property Investment Consultants (020 7935 2831)
Purchaser Carpenters Road Properties
Purchaser's agent Cooper Chen (020 7486 3100).

STAR DEAL



Guildford Pilgrims Court, 35 Sydenham Road GU1 3RX
Property type Office
Sale price £1.5m
Total floor space 640m² (6,893 sq ft)
Vendor Aviva Investors
Vendor Mayfair Capital Investments Ltd
Vendor's agent Wadham & Isherwood (01483 300176)
Purchaser Lords Ltd.

Kingston upon Thames 143-151 Clarence Street KT1 1QT

Property type Retail
Sale price £2.434m
Yield 8%

Rental £205,840 pa
Total floor space 475m² (5,112 sq ft)
Purchaser's agent NB Real Estate (020 7344 2000)

Vendor UBS Global Asset Management
Vendor's agent Franc Warwick (020 7408 0970)

Purchaser Golfrate Properties
Lessee Blacks
Lessee RUSH.

Kingston upon Thames 153-161 London Road KT2 6NU

Property type Retail
Sale price £7.8m
Yield 7.1%

Total floor space 2,323m² (25,000 sq ft)
Lease terms Ten years unexpired
Vendor Liverpool Victoria Asset Management

Vendor's agent Edgerley Simpson
Howe (01932 860505)

Purchaser Aberdeen Property Investments
Purchaser's agent HP Four (020 7529 4080)

Lessee Wickes
Notes The property has open A1 consent.

Kingston upon Thames The Rotunda, Clarence Street KT1 1QJ

Property type Leisure
Sale price £42m
Yield 7.46%

Total floor space 15,514m² (166,991 sq ft)
Vendor Derwent London
Vendor's agent CB Richard Ellis (020 7663 3555)

Purchaser Caro Property Funds.
Maldstone 20 20 Industrial Estate, Laverstoke Road, Allington ME16 0LE

Property type Industrial/distribution
Sale price £13.035m
Yield 9.25%

Total floor space 21,720m² (233,797 sq ft)
Vendor Aviva Investors
Vendor's agent Knight Frank (020 7629 8171)

Purchaser RREEF
Lessee Tibbett & Britten Group.

Retail

Ashford The Cloth Hall, 2 & 3 North Street, Meadcorn TN27 9NN

Rental £15,000 pax
Total floor space 91m² (980 sq ft)
Lease terms Ten-year lease

Lessor The Brazil Family Partnership
Lessor's agent Harrisons Chartered Surveyors (01622 692144)

Lessee Abigail.
Guildford 8 Market Street GU1 4LB

Rental £52,500 pa
Total floor space 72m² (776 sq ft)
Lease terms Ten-year lease, five-year rent review and lease break

Lessor CB Richard Ellis Investors
Lessor's agent Briant Champion Long (020 7434 7600)

Lessee Hotel Chocolat
Lessee's agent Gooch Cunliffe Whale (020 7408 0030).

SEND US YOUR DEALS AND WIN A PRIZE

Your company can now win a prize if it has serviced the most deals - big or small - over the past 12 months, regionally or nationally. Each winner will have:

- their company's details published in EG's Deals section
- an announcement made at EG receptions.

Kent most active agent competition

Contact Anna Reed (see above) for details of future competitions

1st Taylor Riley 15 North Street, TN24 8LF (01233 629 281)

2nd Caxtons
3rd Core Commercial

Surrey most active agent competition

1st Wadham & Isherwood 11 Quarry Street GU1 3UY (01483 300 176)

2nd Hurst Warne
3rd Lambert Smith Hampton